

MOBILE MANUFACTURED HOME ADVISORY COUNCIL

MINUTES

JUNE 26, 2019

The Mobile Manufactured Home Advisory Council convened on Wednesday, June 26 at 10:03 a.m. at 450 Columbus Boulevard, Hartford, CT, 06103 in the North Tower, Plaza Level, Hearing Room J

Members Present:	Bennett Pudlin Keith Jensen	Attorney at Law, Acting Chairperson Mobile Home Park Owner, Co-Chairperson
	Mark Berkowitz Joseph B. Castonguay Colette Slover	Mobile Home Park Owner CT Real Estate Commission Member CT. Housing Finance Authority Representative
	Dave Delohery	Mobile Home Park Tenant or Representative of Such Tenant
	Arthur Mazeau	Mobile Home Park Tenant or Representative of Such Tenant
	Leonard Campbell Al Hricz	Town Planner Senior Citizen
Members Absent:	Marcia L. Stemm Myriam Clarkson	Mobile Home Park Owner Mobile Manufactured Home Industry Representative
	Jennifer Ponte	Department of Housing
Member Vacancies:	Banking Industry Representative Mobile Home Park Tenant or Representative of Such Tenant	
DCP Council Staff:	Karen Layman, License & Application Analyst Richard M. Hurlburt, Director, Occupational and Professional Licensing Division	
Others Present:	Pamela Brown, Director, Investigations Division Julianne Avallone, Director, Legal Division Cynthia Fernandez, Staff Attorney, Legal Division Raphael Podolsky, Connecticut Legal Services Nancy Palmisano, Connecticut Manufactured Housing Association Stacey Faircloth-Punzalan, Oakridge Garden Park	

Note: The administrative functions of the Boards, Commissions and Councils are carried out by the Department of Consumer Protection, Occupational and Professional

Licensing Division. For information contact Richard M. Hurlburt, Director at (860) 713-6135 or Fax: (860) 706-1255. Website: www.ct.gov/dcp
E-Mail: dcp.occupationalprofessional@ct.gov

MINUTES OF PREVIOUS MEETINGS:

The Council voted unanimously to approve the Mobile Manufactured Home Advisory Council Draft Minutes of March 27, 2019 as written. (Delohery/Hricz)

COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY:

None

REPORT FROM SUB-COMMITTEES:

LEGISLATIVE COMMITTEE:

1. Continued discussion regarding long-term leases

No new discussion took place on this topic.

2. Continued discussion regarding issues with the removal of abandoned mobile homes and the impact on the mobile home park owners and tenants.

No new discussion took place on this topic.

3. Mobile Manufactured Home and Home Park Regulations

Bennett Pudlin noted that the Regulations and Disclosure Statement are now posted on the DCP website. Bennett will be looking for input from Council members subsequent to today's meeting regarding the request for any potential changes to be made to the Disclosure Statement. Further discussion will take place at the September 25, 2019 meeting.

FINANCE COMMITTEE:

1. CHFA Park Purchase Program

Bennett Pudlin provided a history of the negotiations between with CHFA and the Council regarding this proposed program and suggested that Colette Slover contact the Interim Director of CHFA regarding the Council's interest in reopening discussions.

2. Fannie Mae's Duty to Serve Underserved Markets Plan

Bennett Pudlin informed Colette Slover of the Duty to Serve Program, a program in which Fannie Mae is proposing to research funding possibilities for low to moderate income families, including funding for manufactured housing. Bennett suggested that Colette discuss this plan with CHFA staff and report back on any potential financing opportunities for mobile manufactured homes through this plan.

EDUCATION COMMITTEE:

No new discussion took place on this topic.

OLD BUSINESS:

1. Julianne Avallone, DCP Legal Director, attended and provided an update on the status of the open complaints pending for Country Mobile Estates and Oakridge Gardens.

Country Mobile Home Estates:

Julianne informed the Council that a hearing and settlement negotiations are ongoing at this time.

Oakridge Gardens:

The Council inquired about the status of the most recent complaint involving fallen tree limbs that has been submitted to DCP. Julianne noted this this complaint has been received by the Department.

Julianne informed the Council that DCP is aware of the egregiousness of pending complaints within this park, and that the Department is working diligently toward reaching a global resolution in order to ensure improvement on a long-term basis. Bennett Pudlin stated that it may be appropriate to seek emergency action to protect the life of the resident that has been affected by fallen tree limbs while the Department is working on a more comprehensive long-term plan.

Julianne states that DCP has been in touch with the Town of Montville and the Department of Public Health regarding a more immediate solution to protect this resident. It is proving difficult to enforce action that may be necessary to ensure the immediate safety of the residents, such as hiring a tree company to remove the trees or limbs, due to the fact that the park is private property and the owner does not hold a current license with DCP.

The Council inquired as to what state or government entity, i.e. DCP, the Town of Montville, the Judicial Branch, would be the proper entity to address this emergency situation. The Council questioned what level of DCP may have to authorize another entity to initiate emergency action for certain complaints such as this one, as it is what could be a life-threatening situation.

In closing, Bennett asks that DCP use authority, whether formal or informal, to find an immediate solution to possibly save a life. Julianne informed the Council that they will receive an update on these complaints before the September meeting.

In addition, Julianne stated that DCP will be reaching out to management companies regarding the concept of receivership for this mobile home park, and is open to suggestions from the Council of companies that may be interested.

The Council would like to schedule a Legislative Committee Special Meeting before the next regularly scheduled meeting, possibly in August, to discuss the addition of language to the Regulations that would grant DCP the right to take immediate action in certain situations.

NEW BUSINESS:

None

CORRESPONDENCE:

None

DCP COMPLAINT AND INSPECTION REPORTS:

1. Review of current complaint report including open, closed, and dismissed cases.

Pamela Brown informed the Council that there are 10 open complaints and 1 closed complaint.

2. Review of current inspection report.

Pamela Brown informed the Council that there are 5 open inspections and 2 closed inspections.

3. Investigations Division Update:

Pamela updated the Council on changes that are taking place within the Investigations Division to improve the complaint processing procedure, such as the option to file a complaint anonymously, the implementation of automation to expedite the processing of complaints and the ability to follow up adequately after inspections, and added collaboration with the Legal Division. Keith Lombardi is the primary inspector for mobile home inspections at this time.

Bennett invited Pamela to attend the September 25, 2019 meeting to discuss statutory changes to make DCP's enforcement powers more effective.

COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY:

Stacey Faircloth-Punzalan, resident of Oakridge Gardens

Stacey submitted two complaints to Pamela Brown. Further discussion took place regarding residents' concerns and the safety issues.

There being no further business, the meeting adjourned at 11:52 p.m.

Respectfully submitted,

Karen Layman
License & Application Analyst

2019 MEETING SCHEDULE:

- September 25
- December 4

All meetings will take place at 450 Columbus Boulevard, Hartford, CT at 10:00 a.m.